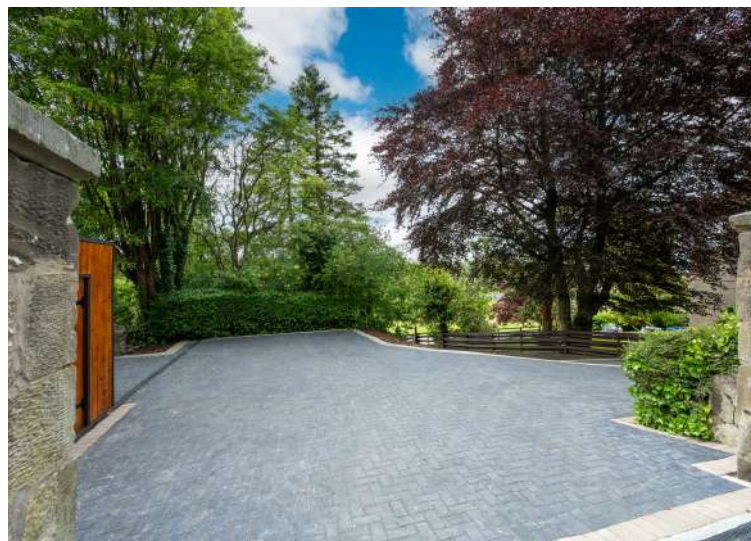




MUIR HOUSE

7 Carnock Road, Dunfermline, KY12 9NU





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An immaculately refurbished and handsomely proportioned period home, set in 4.7 acres of grounds on the periphery of historic Dunfermline.

Muir House occupies an enviable, edge-of-village style setting and is set apart by its well-appointed equestrian facilities and uninterrupted outlook to the South over open countryside.

Accommodation

Entrance Vestibule and Hall.

Sitting Room, Family Room, and Study.

Open-plan Kitchen/Dining/Living Room with access to garden.

Principal Bedroom with en-suite Bathroom, three further Double Bedrooms, and Shower Room.

Utility/Boot Room and WC.

Private grounds extending to approximately 4.74 acres.

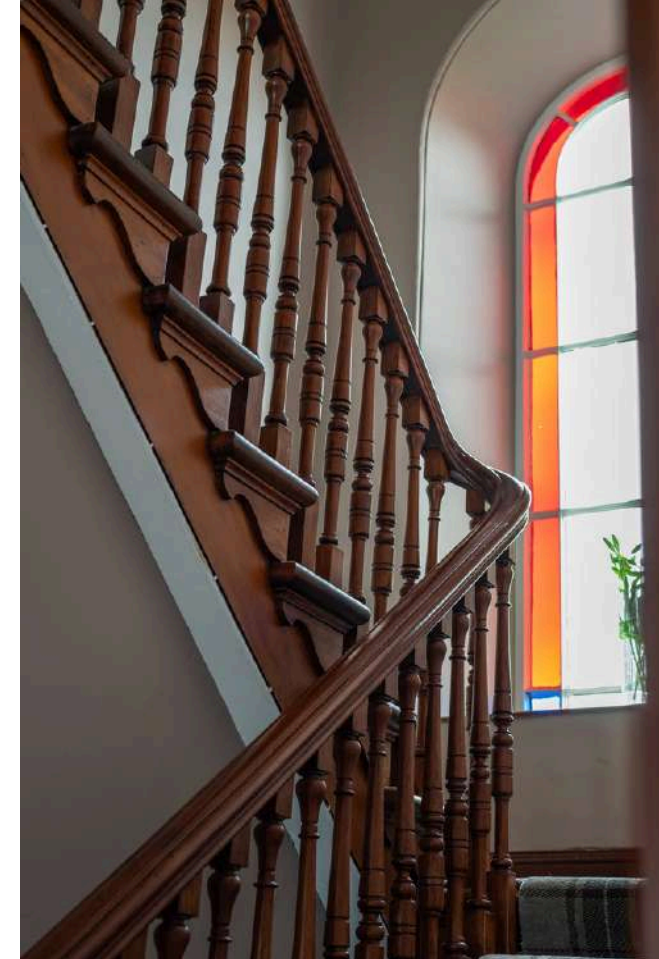
Spacious and well-established garden ground featuring a sweeping lawn, a stylish and south-facing patio terrace with a hot tub, a collection of fruit trees, and a colourful array of specimen trees and flowering shrubs.

Extensive block paved driveway for multi-car parking and turning, together with a refurbished garage and a EV charging point.

Purpose-built stable block serviced with power and water, complete with three loose boxes, a wash bay, a feed/hay store, and a secure tack room. All-weather equestrian area (TBC m x TBC m) with sand and rubber crumb surface. Enclosed paddock grazing. Access to good local hacking routes.







Situation

Muir House is situated overlooking undulating countryside to the northwest of Dunfermline City Centre. Despite its semi-rural setting, the property enjoys proximity to local amenities, as well easy access to the M90 corridor and Central Scotland's transport network.

Dunfermline was awarded city status as part of Queen Elizabeth II's Platinum Jubilee celebrations and is known as the historical capital of Scotland. Situated on high ground, the view of the town from the southern approach is commanded by the silhouette of Dunfermline Benedictine Abbey, with its grand Romanesque ruins. The burial place of King Robert the Bruce, the Abbey has a most intriguing history and is a popular cultural attraction in its own right.

Andrew Carnegie, the 19th Century philanthropist, is possibly the most revered of the town's former residents; his endowments responsible for the Carnegie Hall (Theatre and Musical Institute), the Library and Swimming Pool, which remain in popular use today. The town has a comprehensive range of amenities, including High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and all of the professional and banking facilities associated with town life. There are also a number of supermarkets and retail parks, as well as the nearby Fife Leisure Park which hosts a cinema, a bowling alley and a varied array of popular chain restaurants. The Alhambra Theatre attracts an eclectic range of acts, including celebrated musicians, comedians and drama companies.

Edinburgh offers all the cultural experiences and cosmopolitan facilities which you would expect of a capital city, while Glasgow is also within commuting distance. Edinburgh International Airport is approximately a 17 mile drive from the property. 'The Kingdom of Fife', and neighbouring Kinross-shire and Clackmannanshire, offer a wealth of pleasant scenery to enjoy, the Fife Coastal Path, the Ochil Hills and Loch Leven, all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort. There is a local primary school within walking distance and Queen Anne High School provides secondary education nearby.

General Description

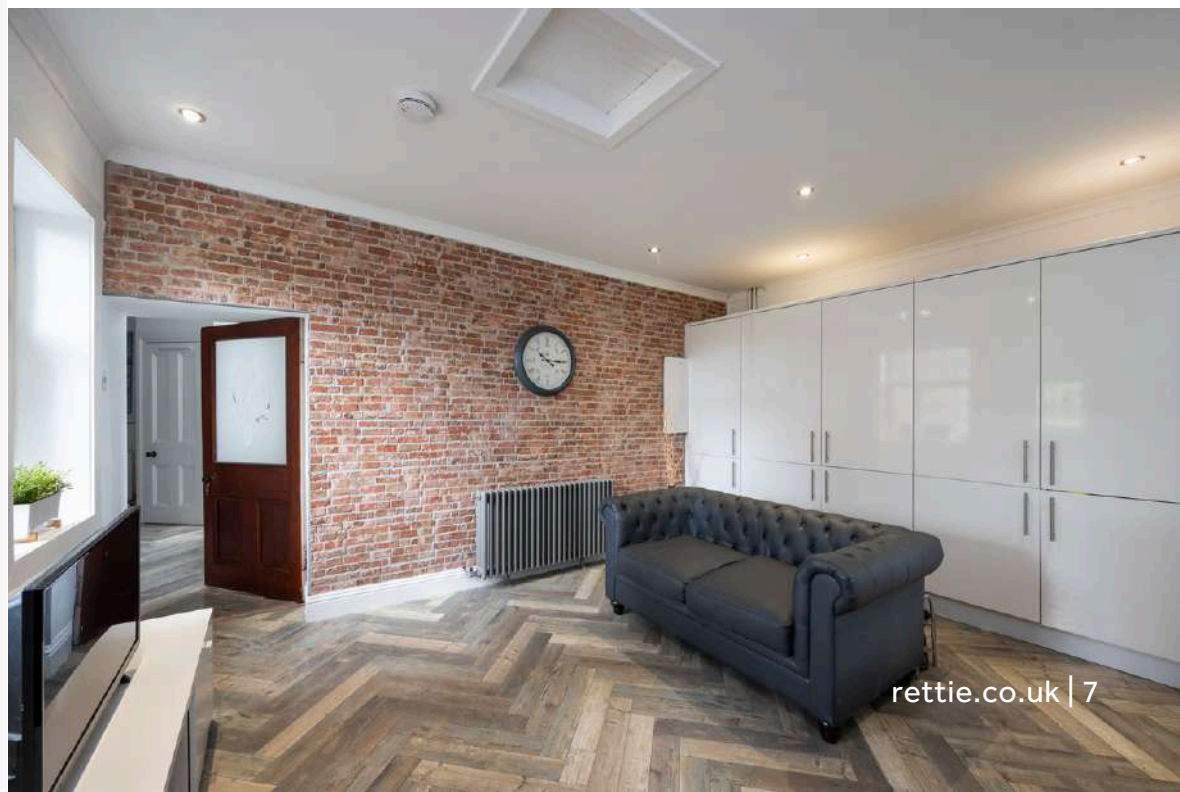
Muir House is a handsome period home, which has been tastefully adapted and refurbished in recent years to create statement family living accommodation, balancing heritage gravitas and charm with quality contemporary finishes. Notably, the house presides over a rarely available parcel of grounds extending to approximately 4.74 acres, which are situated in an enviable, "edge-of-village" style setting to the northwest of Dunfermline. Within walking distance of a range of local amenities, the property combines the convenience of town living, with the many desirable attributes associated with life in Scotland's countryside – far-reaching views over open countryside, paddock grazing and equine facilities, and a genuine sense of privacy.

Internally, the accommodation extends to approximately 2128 sq. ft. and is characterized by the generous period proportions associated with homes of its age and stature. The lower ground floor has been configured to align superbly with contemporary lifestyle trends, encapsulating the free flowing, sociable living space so coveted by today's households. The open-plan kitchen/living/dining room extends to approximately 9.5 m in length and has a pair of doors out to a patio terrace, featuring a hot tub and a superb, southerly outlook over the property's private grounds.

Curated with a keen eye-for-design, the tastefully coordinated interior showcases an array of stylish finishes, including quality oak effect laminate flooring, plush carpeting, and designer bathroom tiling and fittings. The catalogue of period features include: intricate double cornicing, with near sculptural depth, skirting boards, ceiling roses, and picture railing; encaustic tiling in the entrance vestibule, of the sort that is ubiquitous with homes of its heritage; and an impressive staircase with ornate balustrade, which is elevated by a beautiful, arched window towering behind the stairwell. The heritage atmosphere has been enhanced by timeless, quality fixtures, such as an elegant natural stone fireplace in the sitting room, a Tiger wood burning stove in the boot room, and wall panelling in the study.

The design led, open-plan kitchen/living/dining room is ideal for sociable, day-to-day living, with ample room for both a full dining suite and occasional lounge or study furniture. It is appointed with a generous array of contemporary wall and floor units, set around a stylish island complete with a breakfast bar, and is accented by wood effect worksurfaces and integral lighting. It is also well-equipped with appliances including an electric range cooker, a free-standing American-style fridge/freezer, and an integral dishwasher.

The home has been considerably configured for the rigmarole of family living in the country. From the smart driveway, the entrance door into the house opens into a spacious, traditional boot room which balances practicality and style, to create a welcoming space. A wall of floor-to-ceiling inbuilt units provide a copious volume of storage and the room opens into an atmospheric study with a separate and neatly presented WC.



GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh, EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH30 9RF.

Burdens

Council Tax Band – TBC

Fixtures and Fittings

Only those items specifically mentioned in the particulars of sale are included in the sale price.

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains water, gas, and electricity. Shared private drainage system.

EPC Rating

TBC

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

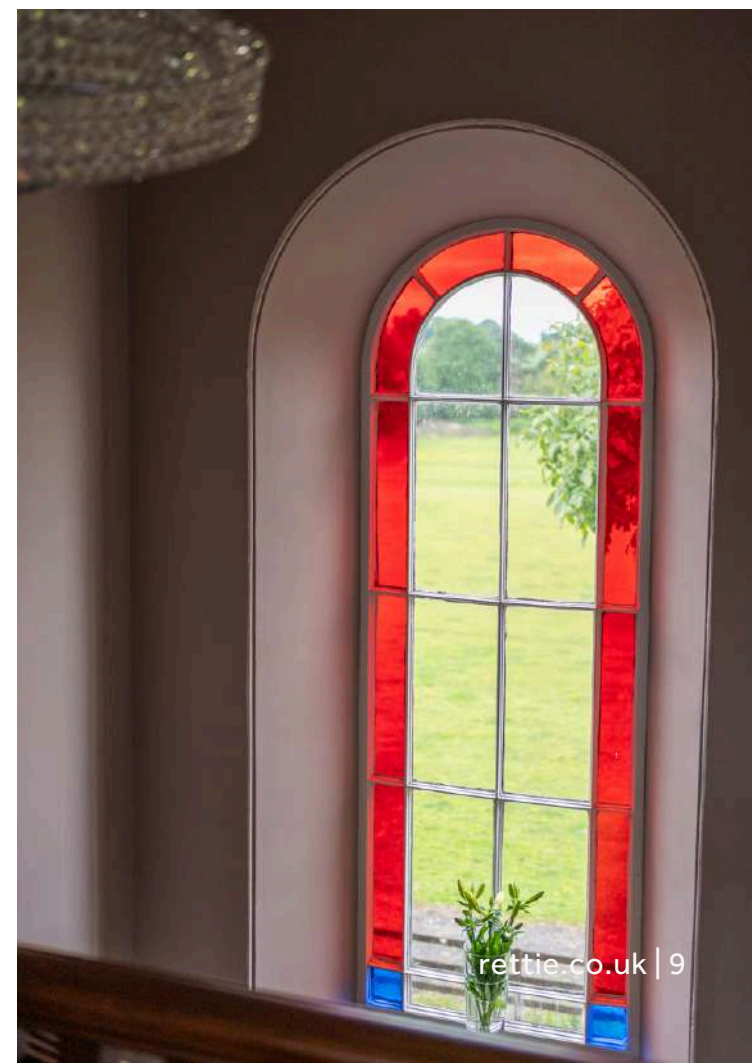
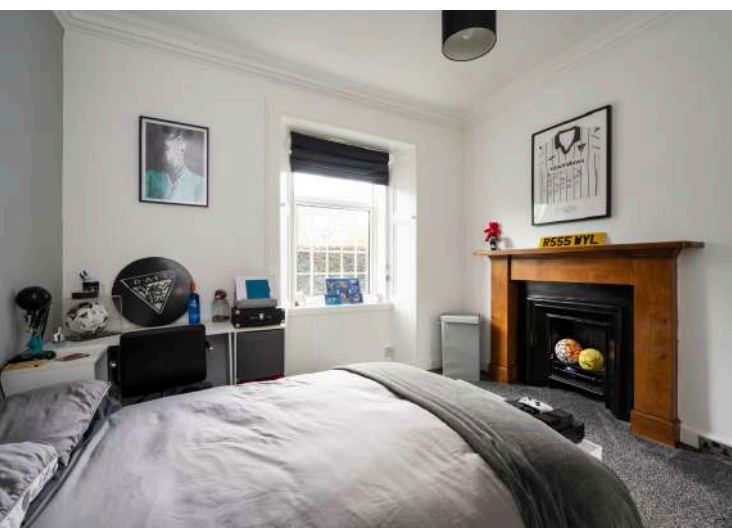
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.









Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Misrepresentations

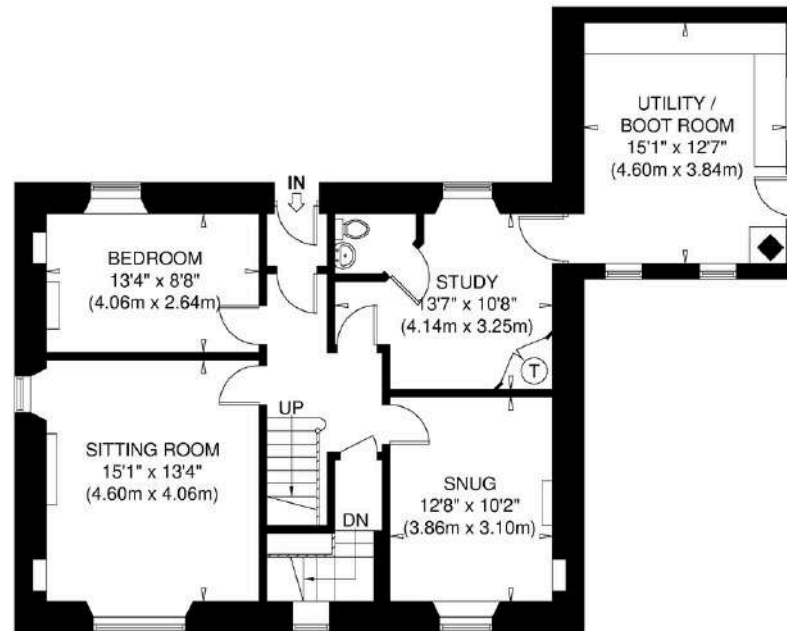
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

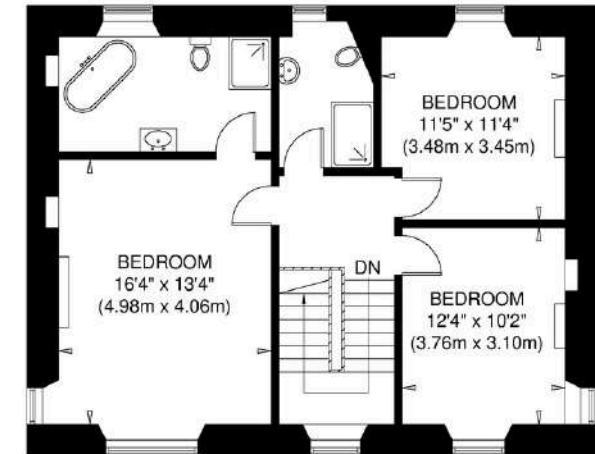
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

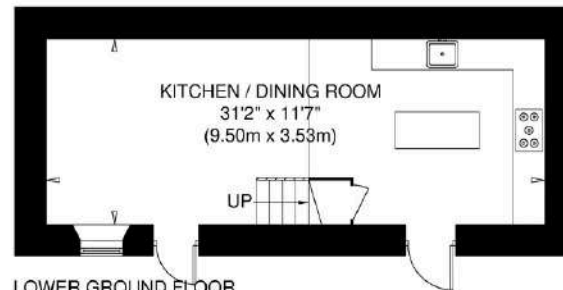




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 90.8 SQ M / 977 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 73.2 SQ M / 788 SQ FT



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 33.7 SQ M / 363 SQ FT



MUIR HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 197.7 SQ M / 2128 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk

RETTIE

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EH3 6DH



Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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